HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Thunder Bay CMA

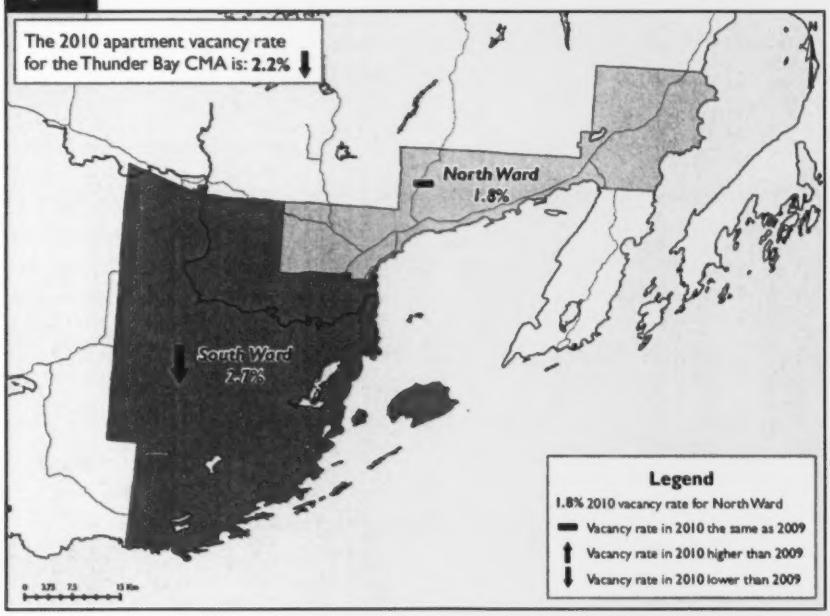
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The vacancy rate stabilized inching lower to 2.2 per cent from 2.3 per cent in October 2009.
- Two bedroom rents increased 2.4 per cent for a fixed-sample[1], down from 2.9 per cent in 2008-2009.
- Factors exerting downward pressure on vacancies include limited new rental supply and slightly improved employment causing stronger in-migration.
- Expect a slight decrease in the vacancy rate for 2011 to 2.0 per cent, due to improved employment growth and corresponding continued in-migration.

Figure 1


The 2010 apartment vacancy rate for the Thunder Bay CMA is: 2.2%
North Ward
1.8%
South Ward
2.7%
Legend
1.8% 2010 vacancy rate for North Ward
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

[1] Fixed-sample refers to sample common to both the October 2009 and October 2010 surveys.

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Figure 1

Rental Market Overview

Thunder Bay vacancy rate falls slightly

The vacancy rate among apartments with at least three units (3+) in the Thunder Bay Census Metropolitan Area (CMA) returned to 2.2 per cent in October 2010 from 2.3 per cent in October 2009, according to the Fall 2010 Rental Market Survey (RMS) data released in December by Canada Mortgage and Housing Corporation (CMHC). (See Table 1.1.1)

With the October vacancy rate's slight decrease, Thunder Bay now becomes the CMA with the ninth lowest vacancy rate of 35 centres with populations over 100,000 in Canada. Northern Ontario's other major centre, Sudbury saw its rate rise to 3.0 per cent from 2.9 per cent last year. Meanwhile, elsewhere in Northwestern Ontario, Kenora's vacancy rate increased to 3.9 per cent in October 2010, up from 0.8 per cent in October 2009.

Rental Demand Increases Slightly

The vacancy rate in Thunder Bay dipped slightly this year for a variety of reasons. Employment has improved 0.6 per cent between 2009 and 2010. Employment in the service sector and 18-24 age groups have performed reasonably well of late, possibly increasing rental demand, as young adults are more likely to rent rather than own.

After several years of negative news, Thunder Bay migration, which turned positive in 2008-09 has worked to help lower the vacancy rate in 2010. International migration and intraprovincial migration are the sources of the improved picture for migration.

Enrolment in post-secondary institutions has been growing in Thunder Bay continuing to be a strong source of rental demand. Less space in student housing has caused a spillover in the private market creating demand for units located in proximity to Lakehead University and Confederation College. Of the new enrolments in the fall of 2010, Lakehead University is reporting a higher percentage of Grade 12 graduates of total enrolments at the expense of mature students.

New rental supply of any significance continues to be non-existent. Space being created in existing homes, created through additions, renovations or conversions and condominiums being rented have undoubtedly proven to be the only new units to come on stream in a number of years. As has been reported, twelve rental units were completed in 2008, and very few since.

Figure 2

Purchasers of resale housing influence rental market

With the vacancy rate falling only one tenth of one per cent, there had to be factors exerting upward pressure on vacancies in Thunder Bay. The resale market, despite slowing after May 2010, was vibrant enough that the rental market did lose households to homeownership as first time homebuyers took advantage of low mortgage rates and mildly improving employment conditions in Thunder Bay.

Thunder Bay fixed sample rents rise

Fixed-sample rents for two-bedroom units increased 2.4 per cent from 2009 to 2010, down from the 2.9 per cent increase last year. (See Table 1.1.5) As Thunder Bay began coming out of the downturn that prevailed in 2009, some landlords might have suppressed rent increases following concerns pertaining many renters moving into homeownership as a result of a low mortgage rate matched with a modest economic recovery. Also, with availability declining more than vacancy rates this year versus last, landlords were unable to capture market rent as fewer units turned over when compared to this time last year. Nonetheless, the small rent increase still leaves Thunder Bay in fourth place in the province in terms of the highest year-over-year rent increases for CMA's in Ontario.

One-bedroom vacancies dive

The overall vacancy rate fell slightly due mainly to the influence of Thunder Bay's one bedroom stock which saw its vacancy rate fall to 2.4 per cent in October this year from 3.5 per cent in October 2009.

The analysis of the market by unit count showed that the larger the structure, the lower the vacancy rate. The vacancy rate for structures with 3-5 and 6-19 units are 3.9 and 3.4 per cent respectively, higher than market. Structures with larger projects posted a vacancy rate lower than the market, which may relate to their younger age and potentially having more amenities than their smaller counterparts in the city.

The preponderance of larger structures with more amenities may have some definite appeal to empty nesters or young households migrating into Thunder Bay from a smaller Northwestern Ontario community. (See Table 1.3.1) Thunder Bay and Northwestern Ontario have a population base that is older than both the Canadian and Ontario average. These members of the population may desire a more maintenance-free lifestyle, which rental tenure provides, given the shortage of alternative housing choices in Thunder Bay.

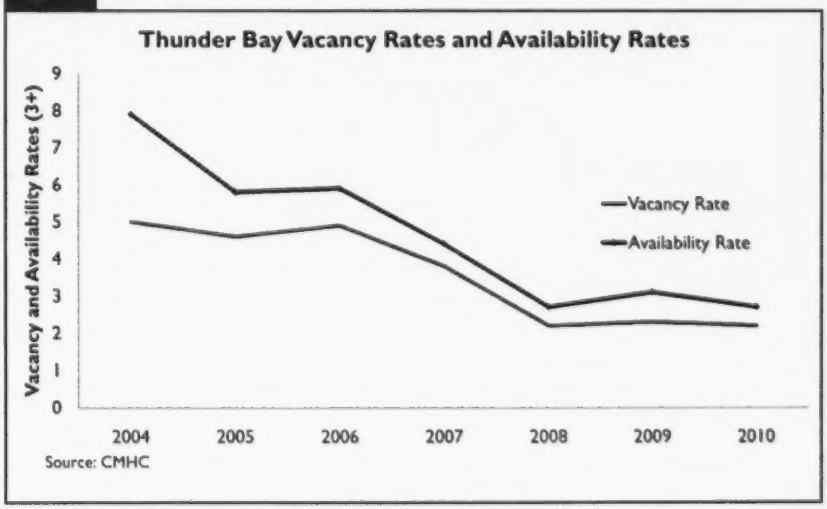
Not only unit count but structure age is an important variable in terms of popularity in the marketplace. Buildings between 20 and 50 years of age tend to be the most popular. Many of the larger blocks in this age range are part of larger portfolios that tend to have better overall records related to maintenance and upkeep. (See Table 1.2.1)

Vacancies by rent range do depict higher vacancy rates in units with rents under $600 implying that there could be some movement occurring with renters moving from lower priced accommodations to higher-priced units. (See Table 1.4).

Thunder Bay has relatively modest average rents

Newer structures command higher rents. For instance, rents in structures completed after 1990 average $920 for a two-bedroom apartment. The average two bedroom rent is the lowest of any of the metropolitan areas in Ontario with the exception of Windsor so the high end of market is still relatively affordable in this context. It stands to reason that the high end of market unit is a better kept unit with better

Figure 3



amenities and maintenance record than their lower priced counterparts. (see Table 1.2.2)

Thunder Bay's Rental Affordability Decreases

CMHC's rental affordability indicator for Thunder Bay decreased slightly, as median rents increases rose while renter incomes fell. The rental affordability indicator is estimated at 82 in 2010, below the 14-year average for the indicator which is 94. The indicator of 100 means that, on average, renters are spending exactly 30 per cent of their median income for a two-bedroom apartment.

Rental Outlook

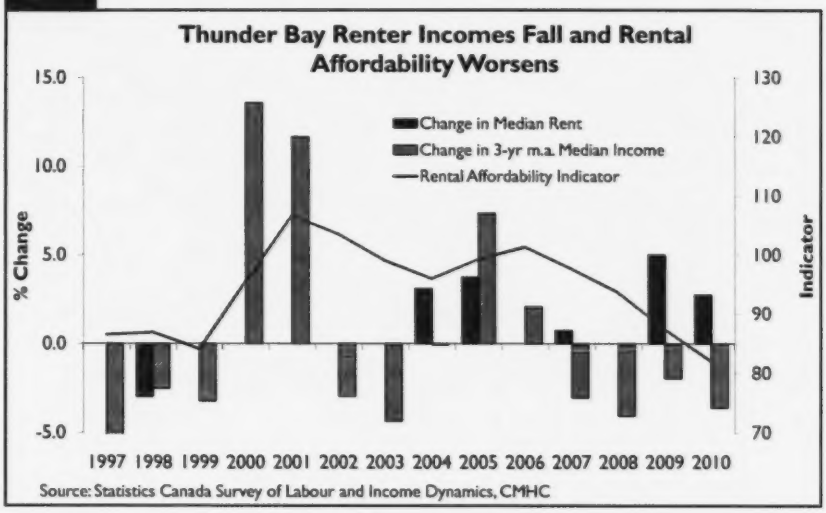
Thunder Bay's vacancy rate has recently stayed low as the local unemployment rate has remained low. This will continue over the next 12 months to generally support lower vacancy rates.

Migration, which turned positive in 2008-09 for Thunder Bay, will work to lower the vacancy rate. International migration and intraprovincial migration are the sources of the positive picture. Migrants under 25 have arrived in the greatest numbers, many of whom are renters themselves, or at least children of would-be renters. On the other hand, mortgage rates will continue near historic lows providing good conditions for homeownership.

On balance, the vacancy rate should fall to 2.0 per cent in 2011.

Lower vacancy rates will drive up rents, but only 1.0 per cent in 2011.

Figure 4



National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

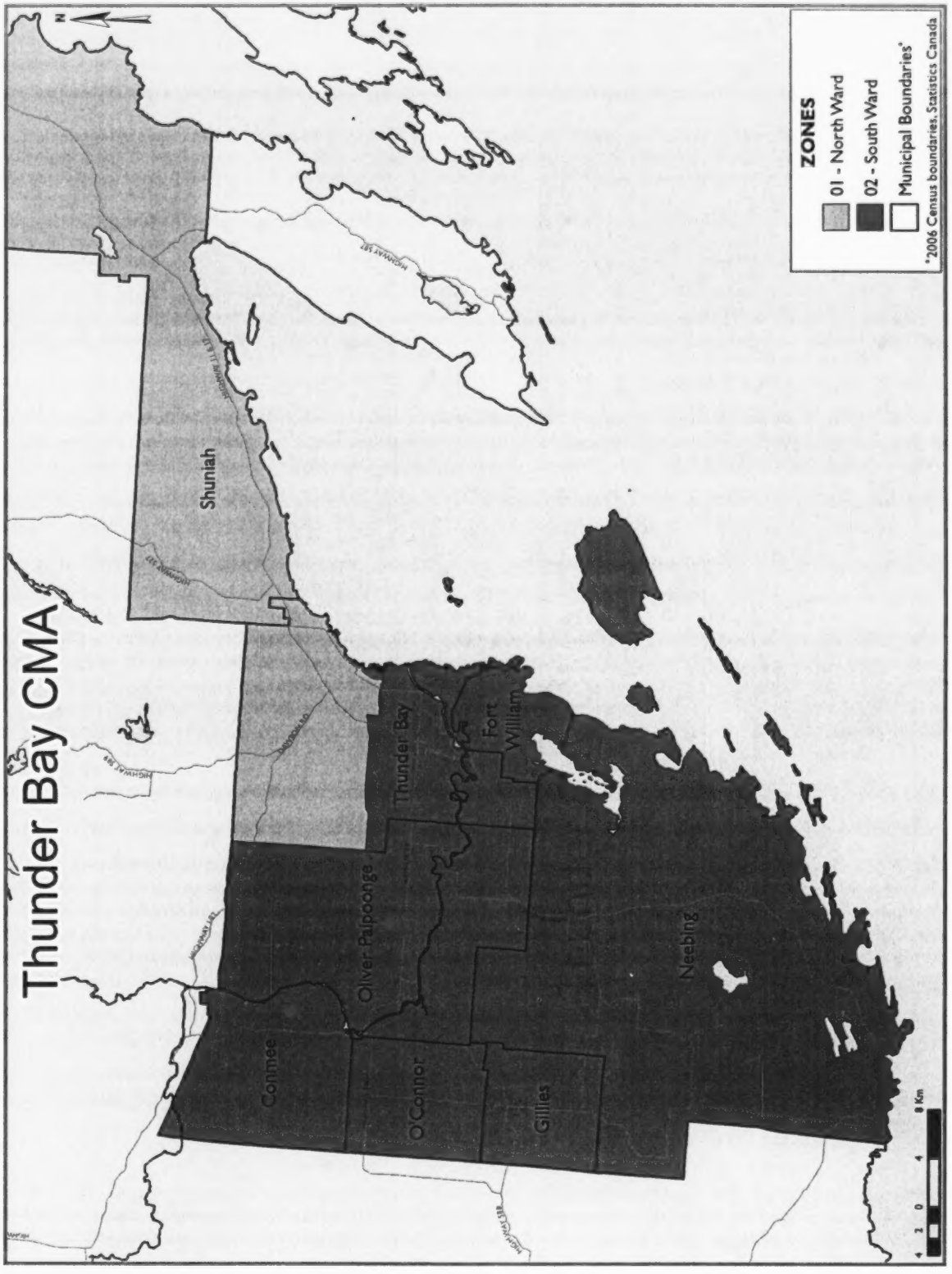
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Thunder Bay CMA
ZONES
01 - North Ward
02 - South Ward
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
Shuniah
Thunder Bay
Fort William
Oliver-Paipoonge
Neebing
Conmee
O'Connor
Gillies
N
0 2 4 8 Km

RMS ZONE DESCRIPTIONS - THUNDER BAY CMA	
Zone 1	**North Ward:** Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.
Zone 2	**South Ward:** Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.
Zones 1-2	**Thunder Bay CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - North Ward	6.7 c	4.7 d	2.5 a	1.8 a	1.0 a	1.6 a	1.0 d	**	1.8 a	1.8 a
Zone 2 - South Ward	5.0 b	5.0 d	4.5 a	3.1 b	1.5 a	2.2 a	0.0 b	2.1 c	3.0 a	2.7 a
Thunder Bay CMA	**5.6 b**	**4.9 c**	**3.5 a**	**2.4 a**	**1.2 a**	**1.8 a**	**0.7 a**	**1.6 c**	**2.3 a**	**2.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - North Ward	474 a	519 a	643 a	666 a	778 a	805 a	896 a	976 a	722 a	751 a
Zone 2 - South Ward	484 a	495 a	573 a	582 a	697 a	706 a	831 a	812 a	636 a	643 a
Thunder Bay CMA	**480 a**	**503 a**	**607 a**	**624 a**	**742 a**	**763 a**	**874 a**	**915 a**	**681 a**	**700 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - North Ward	4 d	93	18 a	1,043	25 a	1,550	**	83	49 a	2,769
Zone 2 - South Ward	8 d	153	32 b	1,031	26 a	1,225	1 c	50	67 a	2,460
Thunder Bay CMA	**12 c**	**246**	**50 a**	**2,074**	**51 a**	**2,776**	**2 c**	**133**	**116 a**	**5,229**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - North Ward	6.7 c	4.7 d	2.8 a	2.3 a	1.8 a	2.1 a	1.0 d	**	2.3 a	2.2 a
Zone 2 - South Ward	5.5 b	5.0 d	5.6 a	3.8 b	2.2 a	2.5 a	5.3 b	4.4 c	3.9 a	3.2 a
Thunder Bay CMA	**5.9 b**	**4.9 c**	**4.2 a**	**3.0 a**	**2.0 a**	**2.3 a**	**2.4 b**	**2.5 c**	**3.1 a**	**2.7 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Thunder Bay CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - North Ward	1.7 b	4.3 d	5.1 b	1.8 c	3.4 b	2.4 b	**	**	3.7 b	2.4 b
Zone 2 - South Ward	2.4 c	-0.9 d	3.6 b	2.4 a	2.2 b	2.5 a	++	++	2.6 a	2.2 a
Thunder Bay CMA	**2.1 c**	**1.6 c**	**4.4 b**	**2.1 b**	**2.9 a**	**2.4 a**	**	**	**3.2 b**	**2.3 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Thunder Bay CMA										
Pre 1940	10.1 d	**	10.0 b	7.6 b	6.0 c	7.0 c	5.3 d	5.6 d	8.9 b	7.5 b
1940 - 1959	2.8 c	1.5 a	4.5 c	2.7 b	2.1 c	2.0 b	0.0 a	**	3.2 b	2.2 b
1960 - 1974	4.7 b	**	1.6 a	0.9 a	0.8 a	0.8 a	0.0 c	0.0 d	1.4 a	0.9 a
1975 - 1989	6.5 b	0.0 a	1.0 a	0.7 a	0.9 a	2.0 b	**	**	1.0 a	1.5 a
1990+	**	**	**	**	0.0 b	2.0 c	0.0 c	**	1.3 a	3.4 d
Total	5.6 b	4.9 b	3.5 a	2.4 a	1.2 a	1.8 a	0.7 a	1.6 a	2.3 a	2.2 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Thunder Bay CMA										
Pre 1940	437 a	452 a	521 a	527 a	621 a	618 a	740 a	727 b	537 a	545 a
1940 - 1959	472 a	478 a	540 a	550 a	661 a	676 a	805 b	**	584 a	599 a
1960 - 1974	538 a	570 a	634 a	655 a	738 a	764 a	842 a	945 b	690 a	712 a
1975 - 1989	444 a	506 b	655 a	681 a	758 a	769 a	1,028 a	1,062 a	725 a	741 a
1990+	**	**	710 b	673 b	869 b	920 a	876 a	911 a	847 a	890 a
Total	480 a	503 a	607 a	624 a	742 a	763 a	874 a	915 a	681 a	700 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Thunder Bay CMA										
3 to 5 Units	3.6 d	**	5.7 b	3.7 c	2.5 b	3.1 d	1.4 d	**	3.9 b	3.7 c
6 to 19 Units	6.4 b	5.0 d	5.5 b	4.7 b	1.4 a	2.3 a	0.0 c	**	3.4 b	3.4 b
20 to 49 Units	5.4 a	**	1.9 a	0.7 a	0.9 a	0.7 a	0.0 a	0.0 a	1.6 a	0.8 a
50 to 99 Units	9.1 a	0.0 a	0.0 a	0.4 a	0.9 a	2.3 c	**	**	0.7 a	1.5 c
100+ Units	n/u	**	**	**	**	**	**	**	**	**
Total	5.6 b	4.9 c	3.5 a	2.4 a	1.2 a	1.8 a	0.7 a	1.6 c	2.3 a	2.2 a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Thunder Bay CMA										
3 to 5 Units	428 a	459 b	523 a	533 a	650 a	710 a	856 a	884 a	598 a	634 a
6 to 19 Units	464 a	481 a	569 a	582 a	674 a	686 a	857 a	881 a	623 a	639 a
20 to 49 Units	522 b	544 b	632 a	649 a	767 a	790 a	**	**	705 a	721 a
50 to 99 Units	548 a	543 a	699 a	737 a	829 a	856 a	**	**	785 a	810 a
100+ Units	n/u	**	**	**	**	**	**	**	**	**
Total	480 a	503 a	607 a	624 a	742 a	763 a	874 a	915 a	681 a	700 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Thunder Bay CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - North Ward	4.1 c	3.1 d	3.6 c	3.2 c	0.9 a	0.9 a	0.8 a	1.5 c	**	**
Zone 2 - South Ward	3.8 b	4.2 c	3.2 b	3.5 b	2.4 a	0.7 a	**	**	n/u	n/u
Thunder Bay CMA	**3.9 b**	**3.7 c**	**3.4 b**	**3.4 b**	**1.6 a**	**0.8 a**	**0.7 a**	**1.5 c**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Thunder Bay CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Thunder Bay CMA										
LT $400	5.5 d	**	0.0 c	**	**	**	n/s	n/s	3.3 d	**
$400 - $499	6.6 c	1.0 d	10.0 c	6.6 c	**	5.3 d	n/s	n/s	9.0 b	4.7 c
$500 - $599	**	6.0 d	4.4 c	3.5 c	3.2 d	1.2 d	n/s	**	4.0 b	3.2 c
$600 - $699	**	**	1.5 a	2.7 b	1.6 b	2.8 b	**	**	1.6 a	2.7 a
$700 - $799	**	**	1.2 a	1.0 a	1.0 a	2.8 b	**	**	1.0 a	2.2 a
$800+	n/s	**	**	0.0 c	0.5 a	1.3 a	0.9 d	1.2 a	0.5 a	1.2 a
Total	5.6 b	4.9 c	3.5 a	2.4 a	1.2 a	1.8 a	0.7 a	1.6 c	2.3 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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